



CITY OF

NEWPORT BEACH

City Council Staff Report

August 14, 2018
Agenda Item No. 9

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

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TITLE: Resolution Establishing Off-Street Parking Zone 32, Located at
2807 Newport Boulevard

ABSTRACT:

The property at 2807 Newport Blvd (Fire Station Lot), previously a McDonald's restaurant, is the future site of a new Fire Station. Construction is not scheduled to begin for another two years. Until the new Fire Station is built, staff recommends that the site be used for paid public parking.

RECOMMENDATION:

- a) Determine this action is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines because this action will not result in a physical change to the environment, directly or indirectly; and
- b) Adopt Resolution 2018-62, *Resolution of the City Council of the City of Newport Beach, California, Establishing an Off-Street Paid Parking Zone for the Fire Station Lot at 2807 Newport Boulevard.*

FUNDING REQUIREMENTS:

The current adopted budget includes sufficient funding for the purchase and installation of one paystation and relevant signage, approximately \$11,200.00. It will be expensed to the Parking Lot Infrastructure account in the Finance Parking Department, 75504-911015. The revenue from the Fire Station Lot is estimated to be approximately \$50,000/year.

DISCUSSION:

Construction is not scheduled at the Fire Station Lot to begin for another two years. Until then, staff recommends that the site be used for paid public parking.

The Fire Station Lot contains 25 regular and 2 ADA accessible parking spaces. The Fire Station Lot is conveniently located near many local businesses. Nearby parking, which includes on-street and several small City managed lots, are all metered/paid parking.

Newport Beach Municipal Code Section 12.44.030 authorizes the City to establish off-street parking meter zones and parking rates by resolution. Staff recommends establishing parking rate, hours and maximum stay to be the same as neighboring off and on-street City parking rates - currently \$2.10 hourly, every day from 8 a.m. to 6 p.m., maximum 10 hours. Master Parking Permit holders would be allowed to park without any additional fee.

Upon City Council approval, one paystation would be installed in the center of the lot. A sign indicating the payment requirement and the Fire Station Lot's temporary status shall also be installed. Upon closure of the Fire Station Lot for construction, the paystation would be repurposed to another parking lot. Overnight parking would be allowed at no additional charge.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Parking Map
Attachment B – Resolution No. 2018-62